

INSTITUTIONAL REZONE

4/18/02

You are responsible for verifying and accurately depicting all locations and dimensions of property lines; setback distances; and the location and width of streets, rights-of-way, and easements. The City may require additional information as needed. See sheet #1, *Standards for Plans & Drawings*. If you have any questions concerning your application submittal, contact the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY # is 425-452-4636.

1. Conceptual Grading Plan

- a. Show existing contours as established by the topographical survey.
- b. Show all proposed contours, and clearly distinguish from existing contours.
- c. Distinguish between areas of 15% to 40% slope and slopes of 40% and greater.
- d. Show location of all proposed retaining walls and/or rockeries.
- e. Show location of all Significant Trees to be retained.
- f. Show location of all existing and proposed utilities, lines, and easements. Show sizes and types.
- g. Show surveyed floodplains, surface waters, and wetlands.
- h. Show location of all proposed structures and impervious surfaces.
- i. Spot Elevations: Provide finished grade spot elevations for the following locations:
 - 1) Around the structure(s) base (measured at 10' O.C.) at all corners.
 - 2) Within proposed paved areas at all corner, high, and low points.
 - 3) For the top and bottom of all existing and proposed walls (rockery, retaining, etc.) at ends and high and low points.
 - 4) At the top and bottom of all steps.
 - 5) At the top and bottom of all ramps.
- j. Plans must be stamped and signed by a Washington State licensed civil engineer.

2. Conceptual Landscape Plan

- a. Show the location of all proposed landscape areas, including street frontage, perimeter planting, parking area planting, and plaza areas.
- b. Indicate the location, type, and size of all existing trees to remain.
- c. Key the planting area plan to a sample plant palette, indicating proposed trees, shrubs, ground cover, and special plant sections.

3. Vehicular Circulation and Parking Plan

- a. Show all access locations, driveways, internal roadways, and parking areas. Indicate direction(s) of travel.
- b. Indicate the angle of parking and the direction of travel.
- c. Show all service and emergency access driveways and loading areas.

4. Pedestrian Circulation Plan

- a. Show all pedestrian walkways within and adjacent to the site.
- b. Identify graphically the pedestrian circulation routes throughout the site and show the connections to the public sidewalks and transit access points.

5. Building Massing Studies

- a. Provide building massing studies for each phase of development. Show the locations, size, and configuration of all existing structures to be retained and all proposed structures.
- b. These studies may be provided in drawing or video form. If provided in video form, prints of representative views are required for the public record.

6. View Studies

These must illustrate, through photomontage or video, the proposed building forms at each phase of development within the existing landscape as would be seen from the surrounding area. Select the viewpoints and/or routes with the concurrence of the Development Services Reviewer.

7. Conceptual Drainage Plan

- a. Provide conceptual plan of the storm drainage system, including outfall location and detention system.
- b. Show surveyed location of all surface water features, floodplains, and/or wetlands.
- c. Show location of all contributing off-site drainage.
- d. Show location of existing storm drainage systems.
- e. Indicate expected method of pollutant separation and treatment.
- f. Show location of existing and proposed water and sanitary sewer mainline facilities.
- g. Show location of all proposed impervious surfaces.

8. Preliminary Floor Plans

Show all permanent corridors, exits, elevators, lobbies, and mechanical and restroom areas. Indicate proposed general use of each space (hospital, government office, childcare, etc.).

9. Site Selections

- a. Provide at least one approximately north-south site section and one approximately east-west site section through each major building for each development phase.
- b. Each section must show the ground line, each building level and the elevation at each level, the roof level and elevation, and the average grade elevation. Indicate the general use of each level (parking, city hall, hospital, etc.).

10. Amenity Studies (if proposed)

Provide illustrations of each amenity as needed to demonstrate compliance with the applicable criteria. If childcare or non-profit social service is provided, indicate the location, area in square feet, and number of children to be served (if child care).

11. General Area Map of Existing Development

Show the street system property lines of individual parcels, footprints of existing buildings, and existing curb out locations for the site and surrounding properties within a minimum of 300 feet from the site boundary.

